171.0	0001	0014.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,905,000 /	1,905,000
					USE VALUE:	1,905,000 /	1,905,000
					ASSESSED:	1,905,000 /	1,905,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORDER OF SAINT ANNE
Owner 2:	
Owner 3:	
Street 1:	25 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 24,048 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1991, having primarily Clapboard Exterior and 13108 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	24048.000	1,063,300		841,700	1,905,000
Total Card	0.552	1,063,300		841,700	1,905,000
Total Parcel	0.552	1,063,300		841,700	1,905,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 145.33 | /Parcel: 145.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 198163
GIS Ref:
GIS Ref:
Insp Date:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0001-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	1,063,400	0	24,048.	841,700	1,905,100	1,905,100	Year End Roll	12/18/2019
2019	959	FV	844,100	0	24,048.	829,700	1,673,800	1,673,800	Year End Roll	1/3/2019
2018	959	FV	844,100	0	24,048.	637,300	1,481,400	1,481,400	Year End Roll	12/20/2017
2017	959	FV	844,100	0	24,048.	601,200	1,445,300	1,445,300	Year End Roll	1/3/2017
2016	904	FV	844,100	0	24,048.	553,100	1,397,200	1,397,200	Year End	1/4/2016
2015	904	FV	645,100	0	24,048.	517,000	1,162,100	1,162,100	Year End Roll	12/11/2014
2014	904	FV	645,100	0	24,048.	476,200	1,121,300	1,121,300	Year End Roll	12/16/2013
2013	904	FV	645,100	0	24,048.	476,200	1,121,300	1,121,300		12/13/2012

!13231!

PRINT

Date	Time
12/11/20	03:13:05

LAST REV

Date	Time
06/07/17	10:24:37

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	3637-561		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	198163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2016	58	New Wind	3,000		1/15/2016			Install 3 replacem
8/18/2003	690	Redo Kit	13,000			G6	GR FY06	
11/12/1991	565	New Buil						CONVENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2005	Info Fm Prmt	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		24048		Sq. Ft.	Site		0	70.	0.50	6									841,680						841,700	

Total AC/HA: 0.55207 | Total SF/SM: 24048 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 841,680 | Spl Credit | Total: 841,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	86 - Dormitory		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	3		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	85.00
Size Adj.:	0.89807767
Const Adj.:	0.95990396
Adj $ / SQ:	73.276
Other Features:	22186
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1295144
Depreciation:	231831
Depreciated Total:	1063313

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

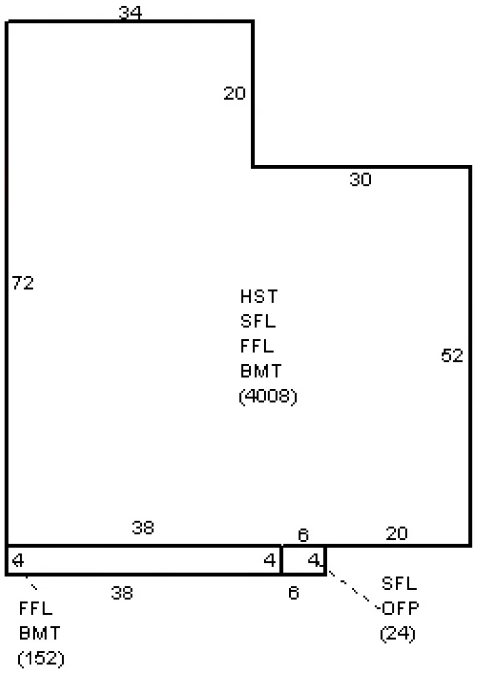
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,160	48.910	203,472
FFL	First Floor	4,160	73.280	304,827
SFL	Second Floor	4,032	73.280	295,448
HST	Half Story	2,004	73.280	146,845
OFP	Open Porch	24	42.240	1,014
	Net Sketched Area:	14,380	Total:	951,606
Size Ad	10196	Gross Are	16384	FinArea 13108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	97.46
Special Features:	0	Val/Su Net:	73.94
Final Total:	1063300	Val/Su SzAd	104.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0001-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	